

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

2 Bazentin Street, Albion Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000

&

\$580,000

#### Median sale price

Median price \$630,000

House

X

Suburb

Albion

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 Westgate Av ALBION 3020	\$615,000	25/02/2017
26 King Edward Av ALBION 3020	\$560,000	03/12/2016
67 Derrimut St ALBION 3020	\$522,000	19/12/2016



 3  1 

**Rooms:**

**Property Type:** House

**Land Size:** 423m2 sqm

Agent Comments

**Indicative Selling Price**

\$530,000 - \$580,000

**Median House Price**

Year ending March 2017: \$630,000

## Comparable Properties

**20 Westgate Av ALBION 3020 (REI)**

Agent Comments

 3  1  1

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 581 sqm

**26 King Edward Av ALBION 3020 (REI)**

Agent Comments

 3  1  2

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 474 sqm



**67 Derrimut St ALBION 3020 (REI)**

Agent Comments

 2  1  1

**Price:** \$522,000

**Method:** Sold After Auction

**Date:** 19/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 456 sqm